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REAL ESTATE ECONOMISTS, APPRAISERS AND COUNSELORS

ONE HUNDRED YEARS OF POPULATION CHANGE

THE charts and tables of this report are devoted to a century of population changes in the major metropolitan areas of the United States. The charts show these changes in the 100 largest metropolitan areas from 1850 through 1950. The tables show the changes in population from 1940 to 1950 in the 168 areas designated by the Census Bureau as "Standard Metropolitan Areas."

The bars of the charts show the above-average (blue bar) or below-average (red) growth accomplished by each area during each decade from 1850 to 1950. For example, the last bar on the Atlanta chart (page 65) is blue and shows a reading of 36.9. This means that during the 1940-1950 decade the population growth of Atlanta was 36.9% greater than the average growth of the 100 metropolitan areas shown in this bulletin. Conversely, the last bar on the Albany chart (page 65) is red and shows a reading of -51.0. This means that during the 1940-1950 decade the population growth of the Albany Metropolitan Area was 51% below the average growth of the 100 areas shown in this bulletin.

It should be noted carefully that a red bar does not necessarily signify that the metropolitan area has lost population. It merely indicates that the population growth has been at a rate slower than the average growth.

The small chart in the lower corner shows the typical average annual rate of population growth of the 100 largest metropolitan areas from 1850-1950. In other words, this chart might be described as showing the "national" picture, although this would be somewhat inaccurate since it deals only with the average growth of the 100 largest metropolitan areas and does not consider the growth in smaller urban and rural communities.

The charts are arranged in groups of areas that show similar fluctuations in population during the last 100 years. The reason for this is simply to allow for a little neater appearance. In our previous presentations of this study we have grouped the charts in alphabetical order. The result was that tall charts and short charts were all mixed together, giving an untidy appearance.

(cont. on page 76)

TYPICAL AVERAGE ANNUAL RATE OF GROWTH OF METROPOLITAN AREAS		
PERIODS		
1850-1860		+33.7%
1860-1870		29.7%
1870-1880		27.0%
1880-1890		32.1%
1890-1900		25.5%
1900-1910		33.8%
1910-1920		24.9%
1920-1930		25.5%
1930-1940		8.4%
1940-1950		20.6%

POPULATION OF STANDARD METROPOLITAN AREAS

Standard Metropolitan Area	Preliminary count April 1, 1950	April 1, 1940	% of change, 1940-1950	Rank	Chart on page
TOTAL, 168 areas	83,929,863	69,276,481	21.2	-	-
Akron, Ohio	407,981	339,405	20.2	40	69
Albany-Schenectady-Troy, N. Y.	512,527	465,643	10.1	31	65
Albuquerque, N. Mex.	146,014	69,391	110.4	117	-
Allentown-Bethlehem, Pa.	434,857	396,673	9.6	38	65
Altoona, Pa.	138,934	140,358	-1.0	121	-
Amarillo, Tex.	86,583	61,450	40.9	162	-
Asheville, N. C.	122,557	108,755	12.7	135	-
Atlanta, Ga.	664,033	518,100	28.2	23	65
Atlantic City, N. J.	132,879	124,066	7.1	127	-
Augusta, Ga.	162,104	131,779	23.0	105	-
Austin, Tex.	160,381	111,053	44.4	106	-
Baltimore, Md.	1,320,754	1,083,300	21.9	12	65
Baton Rouge, La.	156,485	88,415	77.0	109	-
Bay City, Mich.	88,161	74,981	17.6	160	-
Beaumont-Port Arthur, Tex.	193,979	145,329	33.5	94	69
Binghamton, N. Y.	184,664	165,749	11.4	97	65
Birmingham, Ala.	554,186	459,930	20.5	27	71
Boston, Mass.	2,354,507	2,177,621	8.1	6	65
Bridgeport, Conn.	258,361	212,569	21.5	72	65
Brockton, Mass.	129,297	119,310	8.4	131	-
Buffalo, N. Y.	1,085,606	958,487	13.3	14	65
Canton, Ohio	282,060	234,887	20.1	62	65
Cedar Rapids, Iowa	103,711	89,142	16.3	147	-
Charleston, S. C.	159,838	121,105	32.0	107	-
Charleston, W. Va.	319,277	276,247	15.6	55	65
Charlotte, N. C.	196,160	151,826	29.2	92	65
Chattanooga, Tenn.	245,499	211,502	16.1	79	65
Chicago, Ill.	5,475,535	4,825,527	13.5	2	69
Cincinnati, Ohio	898,031	787,044	14.1	15	65
Cleveland, Ohio	1,453,556	1,267,270	14.7	11	65
Columbia, S. C.	141,880	104,843	35.3	119	-
Columbus, Ga.	169,921	126,407	34.4	101	-
Columbus, Ohio	501,882	388,712	29.1	32	65
Corpus Christi, Tex.	164,629	92,661	77.7	104	-
Dallas, Tex.	610,852	398,564	53.3	24	71
Davenport (Iowa)-Rock Island-Moline (Ill.)	233,012	198,071	17.6	81	71
Dayton, Ohio	453,181	331,343	36.8	37	65
Decatur, Ill.	100,273	84,693	18.4	150	-
Denver, Colo.	560,361	407,768	37.4	26	73
Des Moines, Iowa	224,920	195,835	14.9	84	69
Detroit, Mich.	2,973,019	2,377,329	25.1	5	66
Duluth (Minn.)-Superior (Wis.)	251,658	254,036	-0.9	75	74
Durham, N. C.	100,641	80,244	25.4	148	-
El Paso, Tex.	197,934	131,067	51.0	91	72
Erie, Pa.	218,477	180,889	20.7	87	66
Evansville, Ind.	158,363	130,783	21.1	108	-
Fall River, Mass.	136,936	135,137	1.3	124	-
Flint, Mich.	270,034	227,944	18.5	69	66
Fort Wayne, Ind.	182,903	155,084	17.9	98	66
Fort Worth, Tex.	359,246	225,521	59.3	46	74
Fresno, Calif.	274,225	178,565	53.6	66	71
Gadsden, Ala.	93,857	72,580	29.3	155	-
Galveston, Tex.	112,226	81,173	38.3	139	-
Grand Rapids, Mich.	287,020	246,338	16.5	60	69
Green Bay, Wis.	97,922	83,109	17.8	154	-

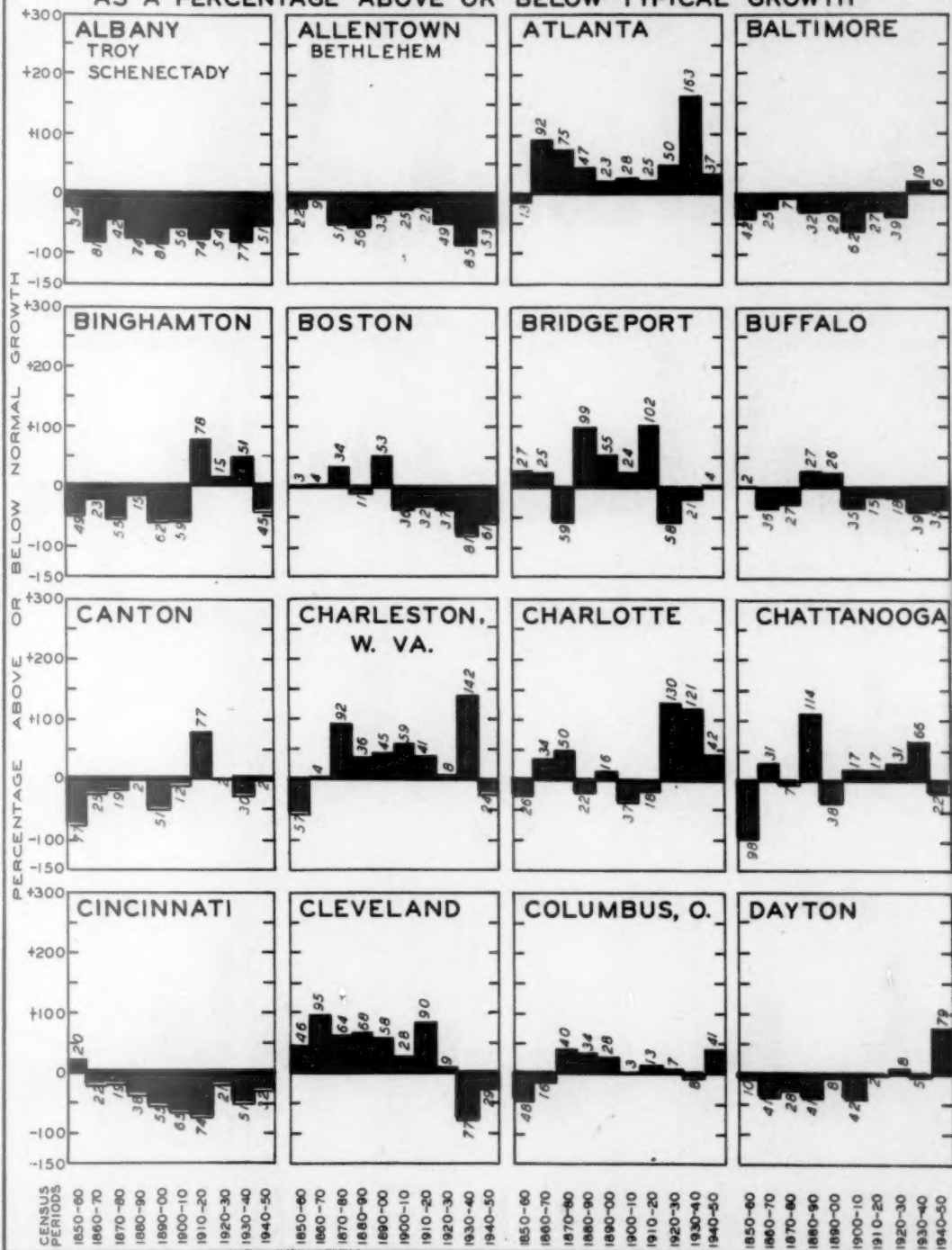
POPULATION OF STANDARD METROPOLITAN AREAS

Standard Metropolitan Area	Preliminary count April 1, 1950	April 1, 1940	% of change, 1940-1950	Rank	Chart on page
Greensboro-High Point, N. C.	190,152	153,916	23.5	96	66
Greenville, S. C.	167,118	136,580	22.4	103	-
Hamilton-Middletown, Ohio	146,792	120,249	22.1	114	-
Harrisburg, Pa.	291,119	252,216	15.4	57	66
Hartford, Conn.	356,080	295,613	20.5	47	66
Houston, Tex.	802,102	528,961	51.6	18	69
Huntington (W. Va.)-Ashland (Ky.)	245,631	225,668	8.8	78	66
Indianapolis, Ind.	549,047	460,926	19.1	28	66
Jackson, Mich.	107,409	93,108	15.4	142	-
Jackson, Miss.	141,480	107,273	31.9	120	-
Jacksonville, Fla.	302,711	210,143	44.1	56	69
Johnstown, Pa.	290,551	298,416	-2.6	58	66
Kalamazoo, Mich.	126,019	100,085	25.9	133	-
Kansas City, Mo.	808,231	686,643	17.7	17	69
Kenosha, Wis.	75,157	63,805	18.3	164	-
Knoxville, Tenn.	335,664	246,088	36.4	50	66
Lancaster, Pa.	234,137	212,504	10.2	80	66
Lansing, Mich.	172,466	130,616	32.0	100	66
Laredo, Tex.	55,904	45,916	21.8	168	-
Lawrence, Mass.	125,528	124,849	0.5	134	-
Lexington, Ky.	98,506	78,899	24.9	152	-
Lima, Ohio	87,686	73,303	19.6	161	-
Lincoln, Nebr.	118,260	100,585	17.6	137	-
Little Rock-North Little Rock, Ark.	192,879	156,085	23.6	95	70
Lorain-Elyria, Ohio	146,501	112,390	30.4	115	-
Los Angeles, Calif.	4,339,225	2,916,403	48.8	3	72
Louisville, Ky.	574,474	451,473	27.2	25	66
Lowell, Mass.	132,779	130,999	1.4	128	-
Lubbock, Tex.	100,603	51,782	94.3	149	-
Macon, Ga.	134,464	95,086	41.4	126	-
Madison, Wis.	168,630	130,660	29.1	102	-
Manchester, N. H.	88,216	81,932	7.7	159	-
Memphis, Tenn.	480,161	358,250	34.0	36	66
Miami, Fla.	488,689	267,739	82.5	34	73
Milwaukee, Wis.	863,937	766,885	12.7	16	66
Minneapolis-St. Paul, Minn.	1,107,366	940,937	17.7	13	70
Mobile, Ala.	228,835	141,974	61.2	83	67
Montgomery, Ala.	137,512	114,420	20.2	122	-
Muncie, Ind.	90,091	74,963	20.2	157	-
Nashville, Tenn.	320,388	257,267	24.5	54	67
New Bedford, Mass.	137,366	134,435	2.2	123	-
New Britain-Bristol, Conn.	146,273	126,709	15.4	116	-
New Haven, Conn.	262,196	240,750	8.9	71	67
New Orleans, La.	681,037	552,244	23.3	22	67
New York-Northeastern New Jersey	12,831,914	11,660,839	10.0	1	67
Norfolk-Portsmouth, Va.	409,545	258,927	58.2	39	67
Ogden, Utah	83,032	56,714	46.4	163	-
Oklahoma City, Okla.	322,520	244,159	32.1	53	67
Omaha, Nebr.	362,203	325,153	11.4	45	72
Orlando, Fla.	114,114	70,074	62.8	138	-
Peoria, Ill.	249,918	211,736	18.0	76	67
Philadelphia, Pa.	3,660,676	3,199,637	14.4	4	67
Phoenix, Ariz.	329,266	186,193	76.8	51	67
Pittsburgh, Pa.	2,205,544	2,082,556	5.9	8	67
Pittsfield, Mass.	65,830	60,996	7.9	166	-
Portland, Maine	119,063	106,566	11.7	136	-
Portland, Oreg.	701,202	501,275	39.9	21	70

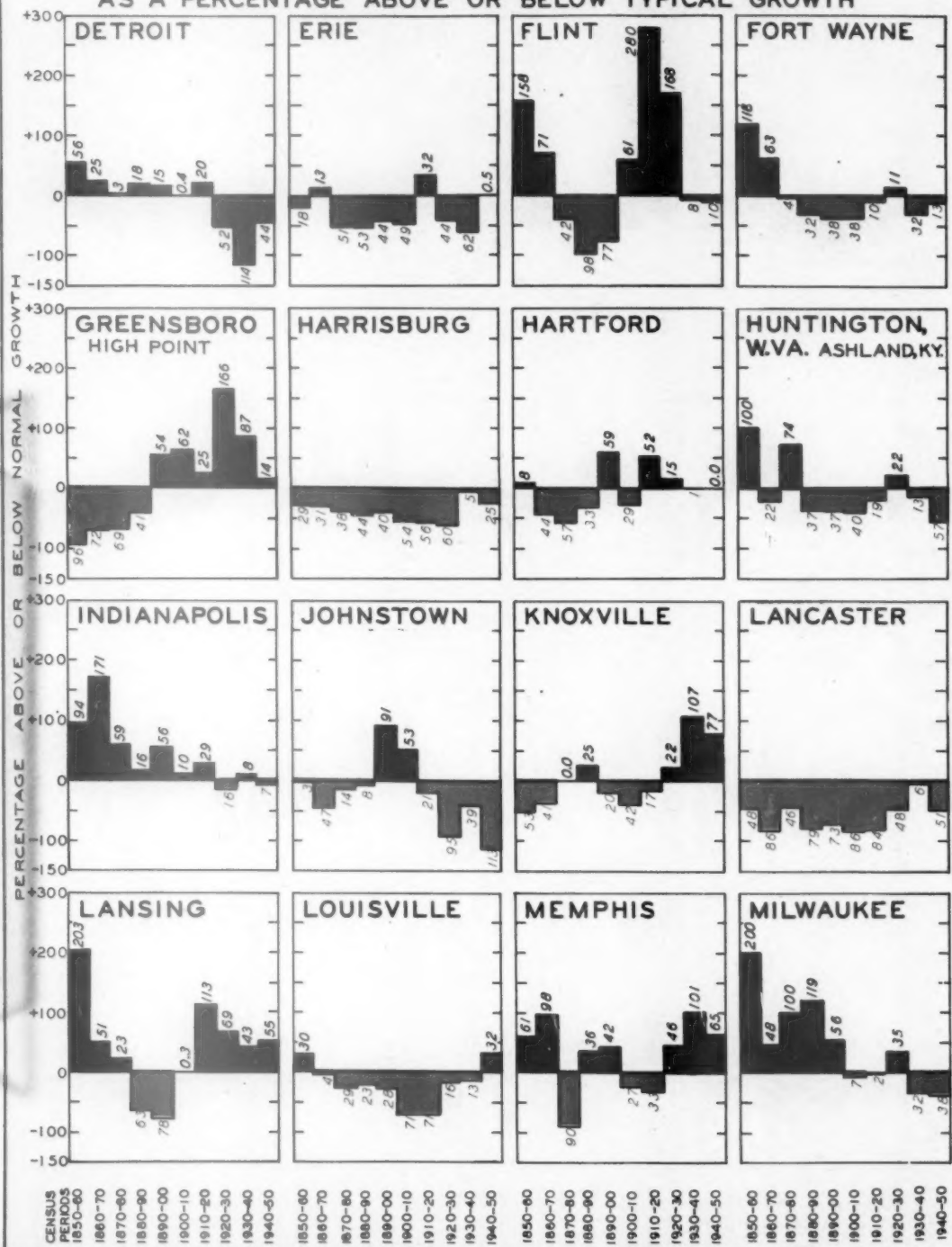
POPULATION OF STANDARD METROPOLITAN AREAS

Standard Metropolitan Area	Preliminary count April 1, 1950	April 1, 1940	% of change, 1940-1950	Rank	Chart on page
Providence, R. I.	732,851	676,766	8.3	19	67
Pueblo, Colo.	89,592	68,870	30.1	158	-
Racine, Wis.	109,105	94,047	16.0	141	-
Raleigh, N. C.	135,942	109,544	24.1	125	-
Reading, Pa.	254,942	241,884	5.4	74	67
Richmond, Va.	326,863	262,991	24.3	52	67
Roanoke, Va.	132,779	112,184	18.4	129	-
Rochester, N. Y.	484,877	438,230	10.6	35	67
Rockford, Ill.	151,858	121,178	25.3	112	-
Sacramento, Calif.	275,659	170,333	61.8	65	70
Saginaw, Mich.	152,838	130,468	17.1	111	-
St. Joseph, Mo.	93,629	94,067	-0.5	156	-
St. Louis, Mo.	1,673,467	1,432,088	16.9	9	67
Salt Lake City, Utah	274,208	211,623	29.6	67	68
San Angelo, Tex.	58,602	39,302	49.1	167	-
San Antonio, Texas	496,090	338,176	46.7	33	70
San Bernardino, Calif.	280,252	161,108	74.0	63	72
San Diego, Calif.	535,967	289,348	85.2	29	73
San Francisco-Oakland, Calif.	2,214,249	1,461,804	51.5	7	70
San Jose, Calif.	288,938	174,949	65.2	59	70
Savannah, Ga.	150,946	117,970	28.0	113	-
Scranton, Pa.	256,208	301,243	-14.9	73	70
Seattle, Wash.	726,464	504,980	43.9	20	74
Shreveport, La.	174,679	150,203	16.3	99	68
Sioux City, Iowa	103,959	103,627	0.3	146	-
Sioux Falls, S. Dak.	70,371	57,697	22.0	165	-
South Bend, Ind.	204,740	161,823	26.5	88	68
Spokane, Wash.	220,149	164,652	33.7	86	75
Springfield, Ill.	130,649	117,912	10.8	130	-
Springfield-Holyoke, Mass.	406,500	364,680	11.5	41	68
Springfield, Mo.	104,118	90,541	15.0	145	-
Springfield, Ohio	110,999	95,647	16.1	140	-
Stamford-Norwalk, Conn.	194,401	160,274	21.3	93	68
Stockton, Calif.	200,535	134,207	49.4	90	71
Syracuse, N. Y.	340,875	295,108	15.5	49	68
Tacoma, Wash.	275,802	182,081	51.5	64	75
Tampa-St. Petersburg, Fla.	406,175	272,000	49.3	42	71
Terre Haute, Ind.	104,931	99,709	5.2	143	-
Toledo, Ohio	392,626	344,333	14.0	43	68
Topeka, Kans.	104,430	91,247	14.4	144	-
Trenton, N. J.	229,412	197,318	16.3	82	68
Tulsa, Okla.	248,658	193,363	28.6	77	72
Utica-Rome, N. Y.	283,602	263,163	7.8	61	68
Waco, Tex.	128,589	101,898	26.2	132	-
Washington, D. C.	1,457,601	967,985	50.6	10	71
Waterbury, Conn.	154,455	138,779	11.3	110	-
Waterloo, Iowa	99,530	79,946	24.6	151	-
Wheeling (W. Va.)-Steubenville (Ohio)	352,924	364,132	-3.1	48	68
Wichita, Kans.	220,213	143,311	53.7	85	71
Wichita Falls, Tex.	98,036	73,604	33.2	153	-
Wilkes-Barre-Hazleton, Pa.	391,226	441,518	-11.4	44	68
Wilmington, Del.	267,220	221,836	20.5	70	68
Winston-Salem, N. C.	145,076	126,475	14.7	118	-
Worcester, Mass.	273,949	252,752	8.4	68	68
York, Pa.	202,440	178,022	13.7	89	68
Youngstown, Ohio	526,599	473,605	11.2	30	68

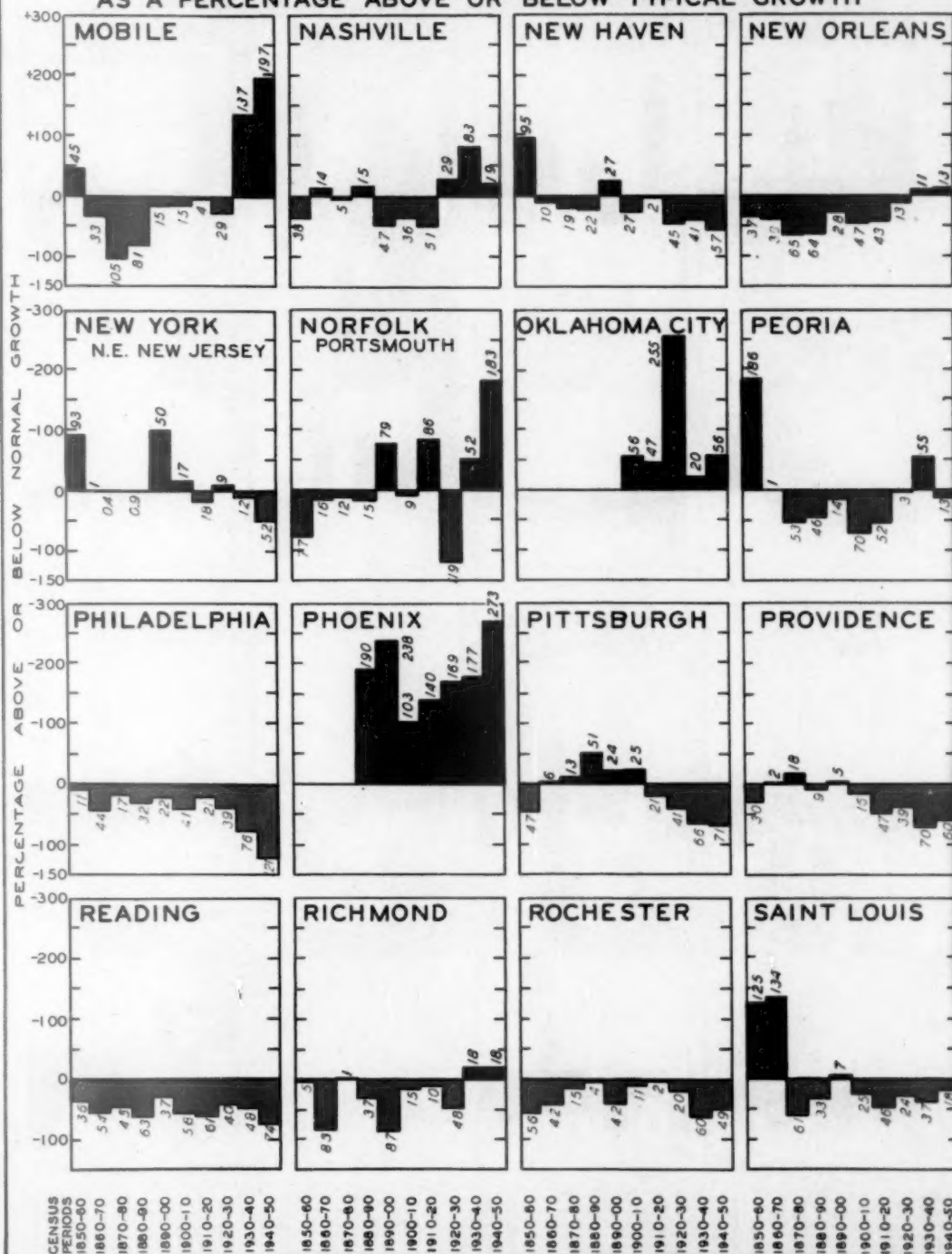
RATE OF POPULATION GROWTH **THE 100 LARGEST METROPOLITAN AREAS** **AS A PERCENTAGE ABOVE OR BELOW TYPICAL GROWTH**



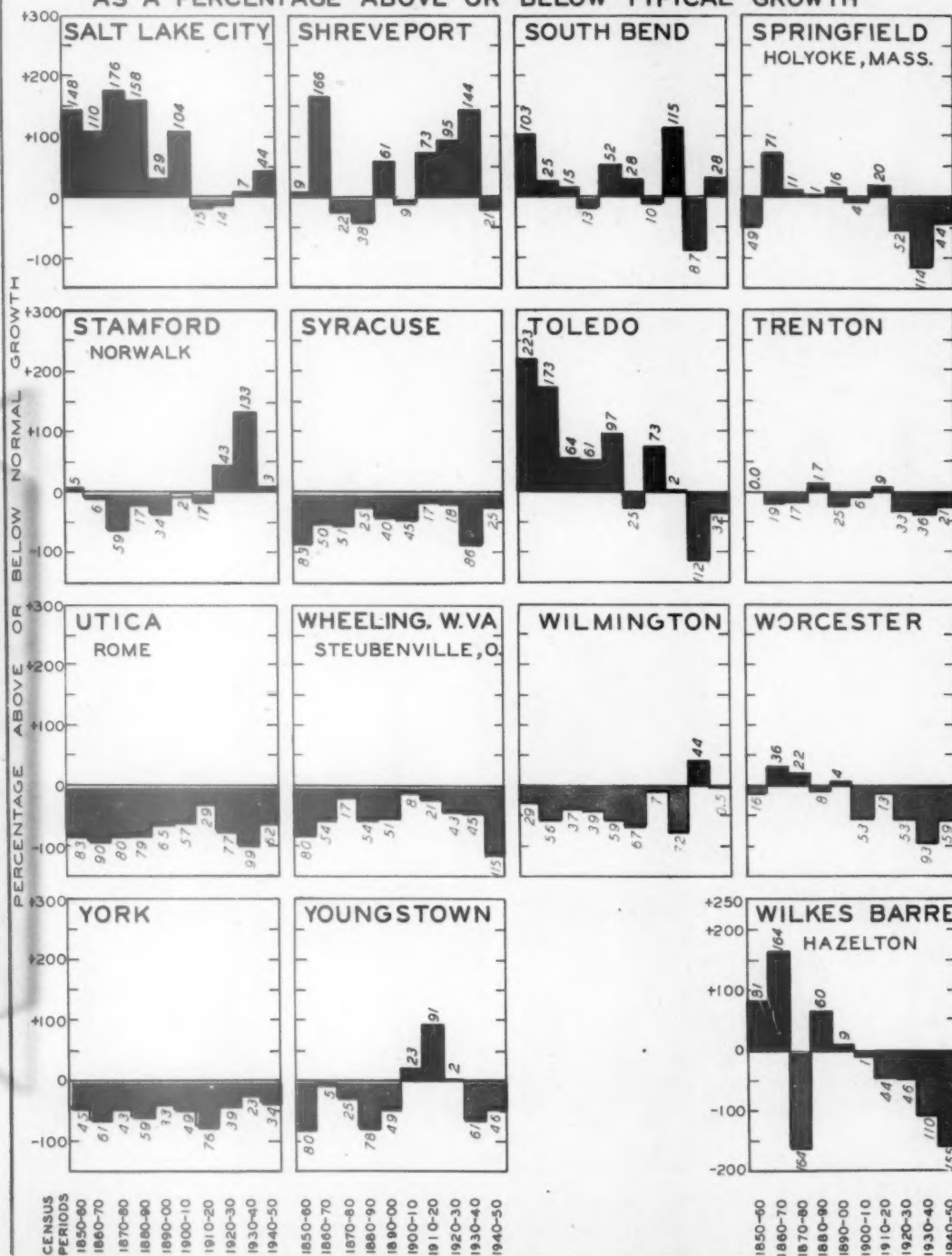
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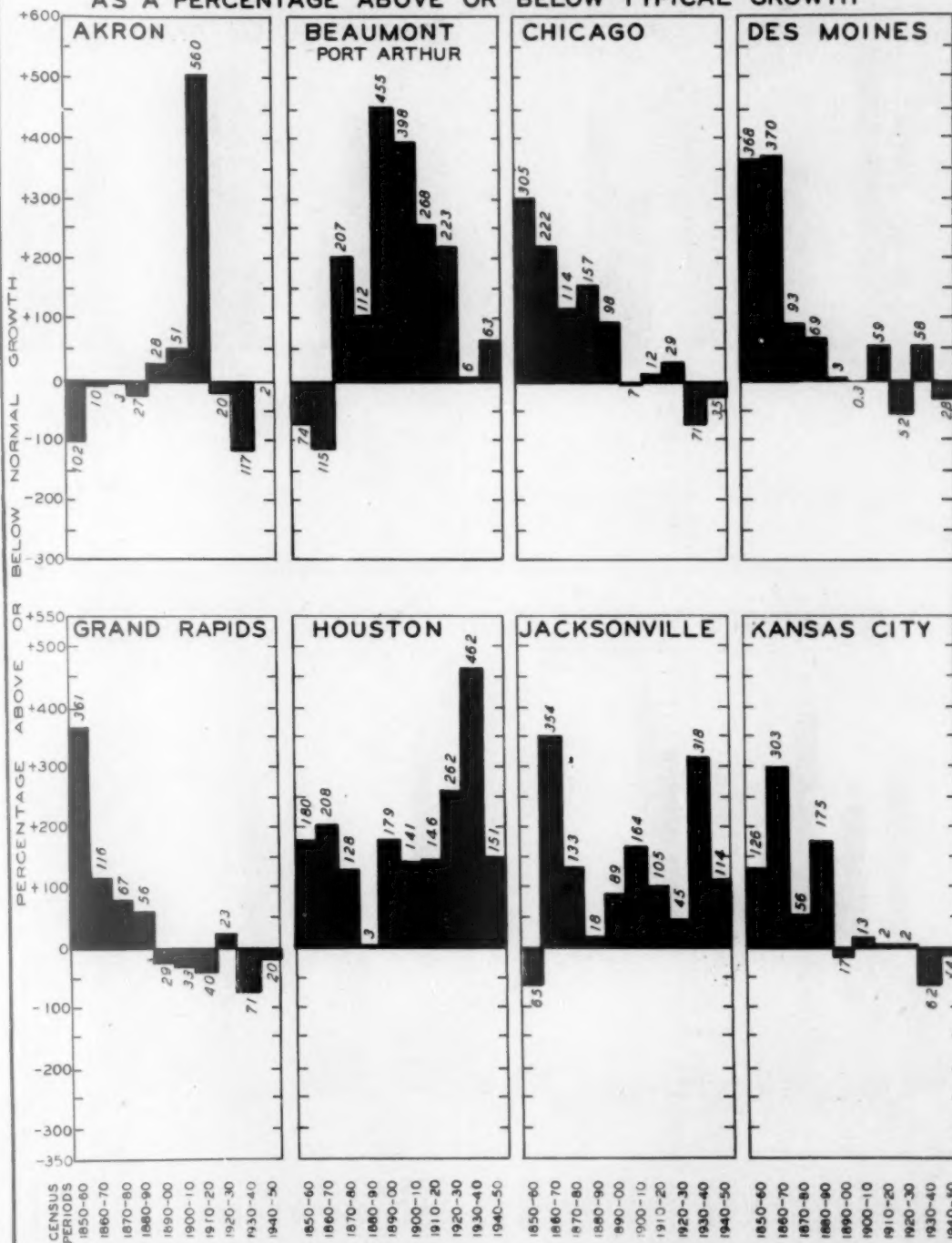
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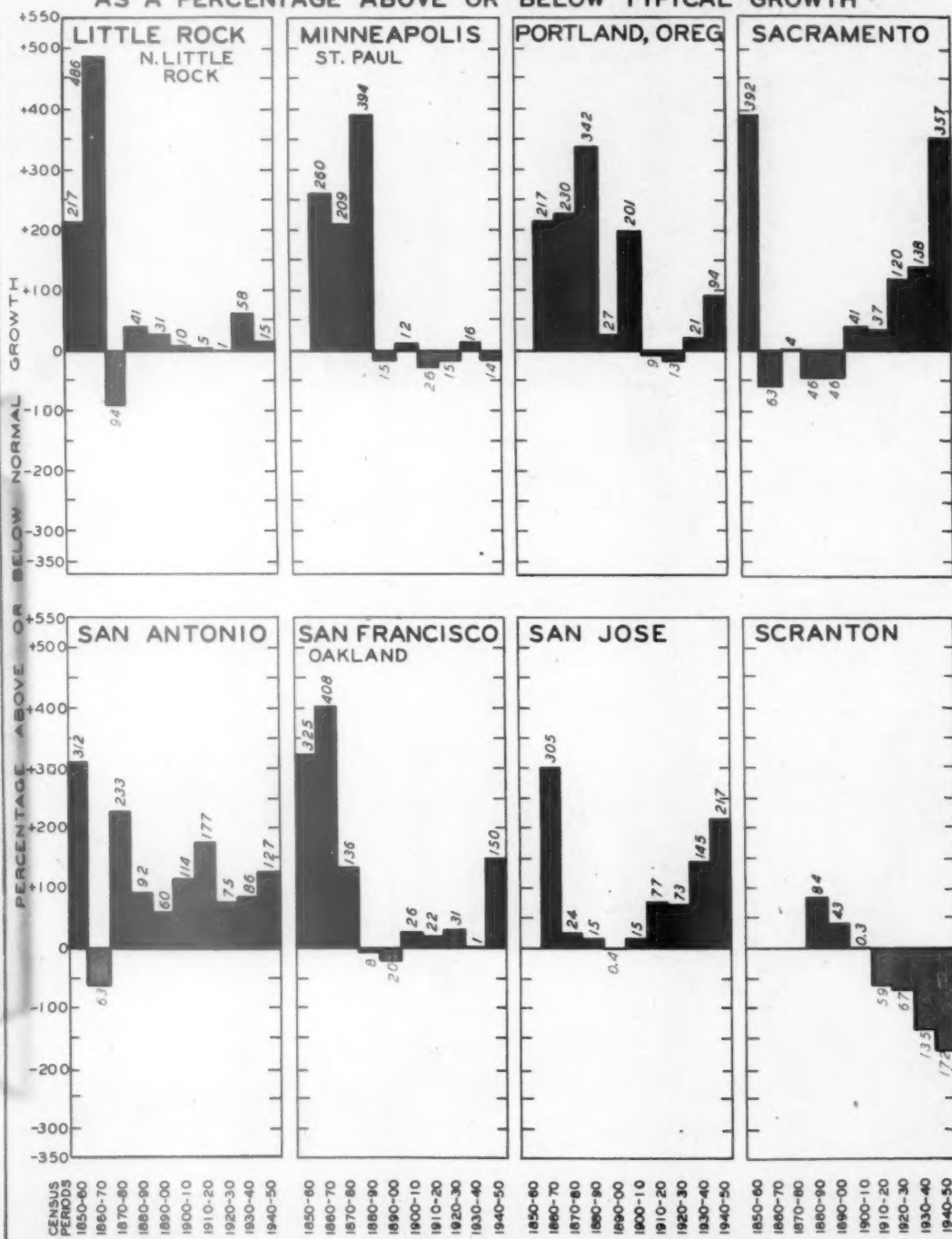
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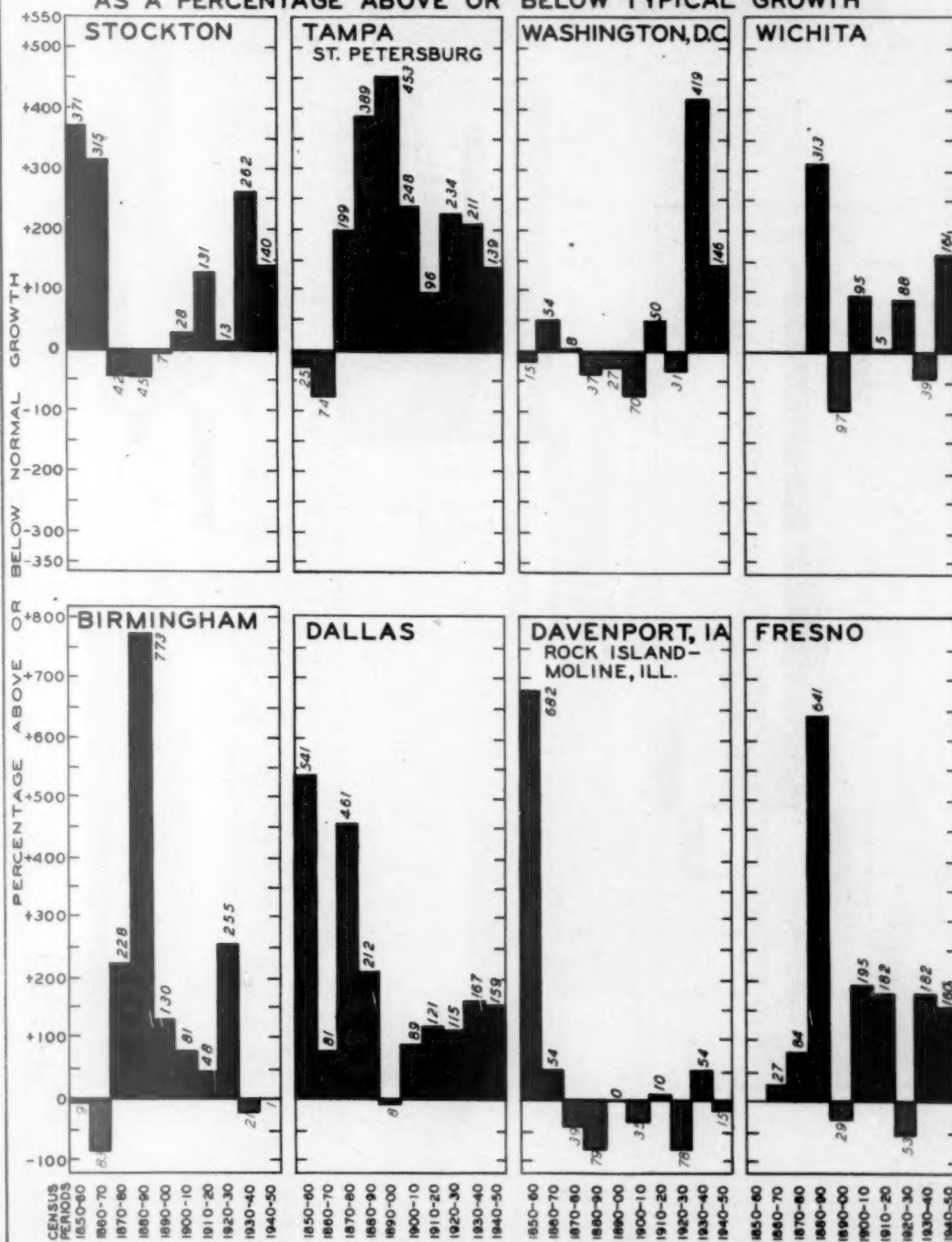
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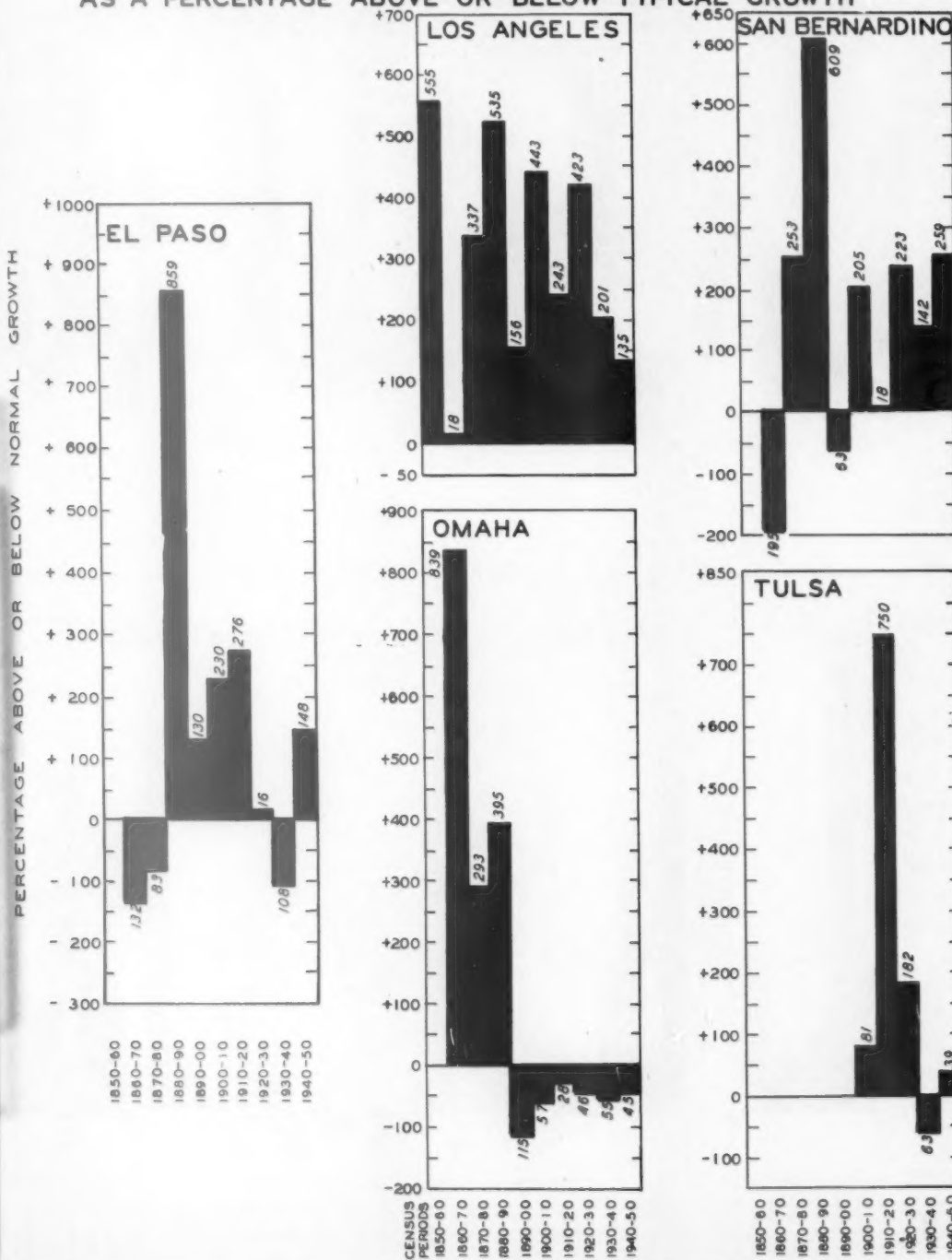
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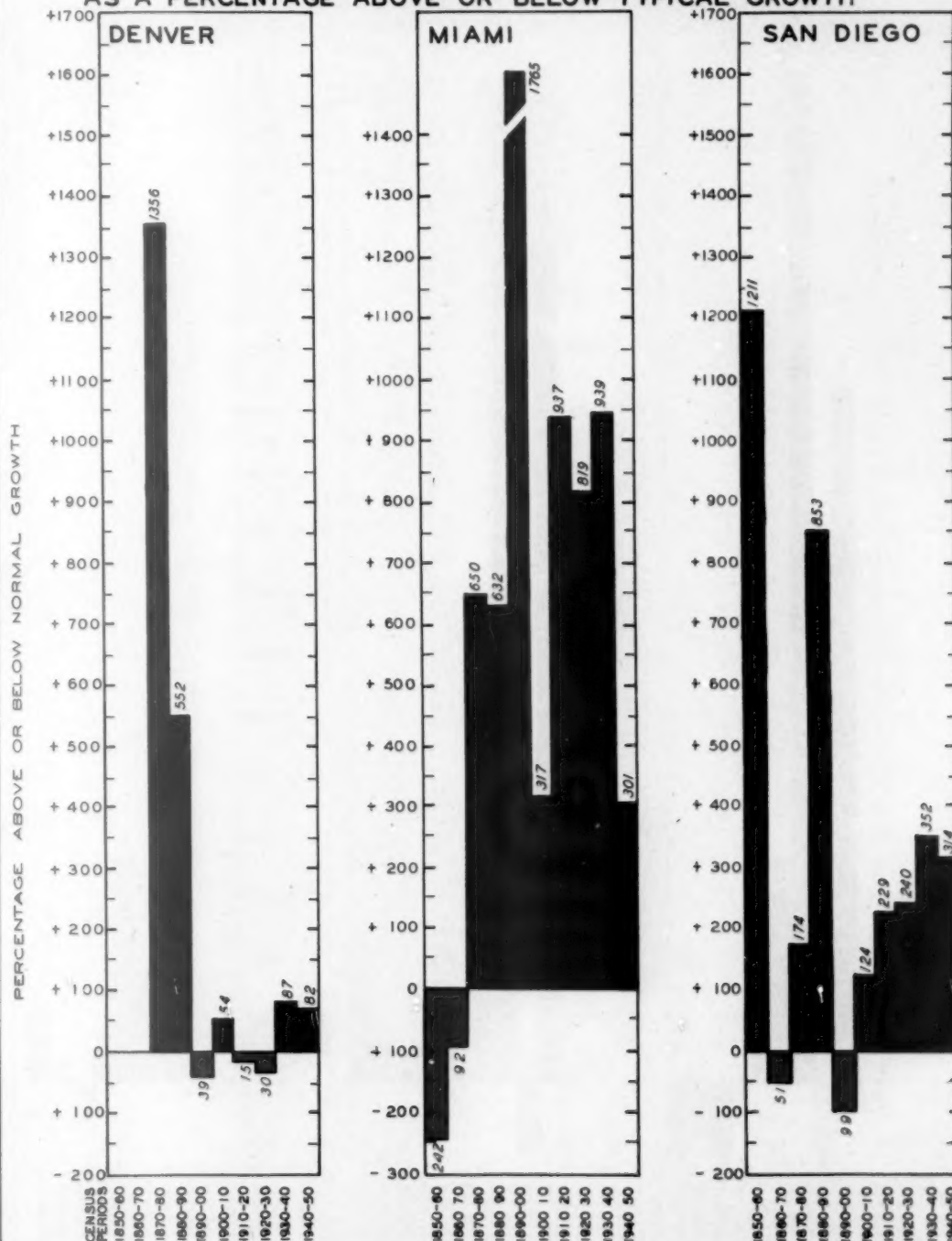
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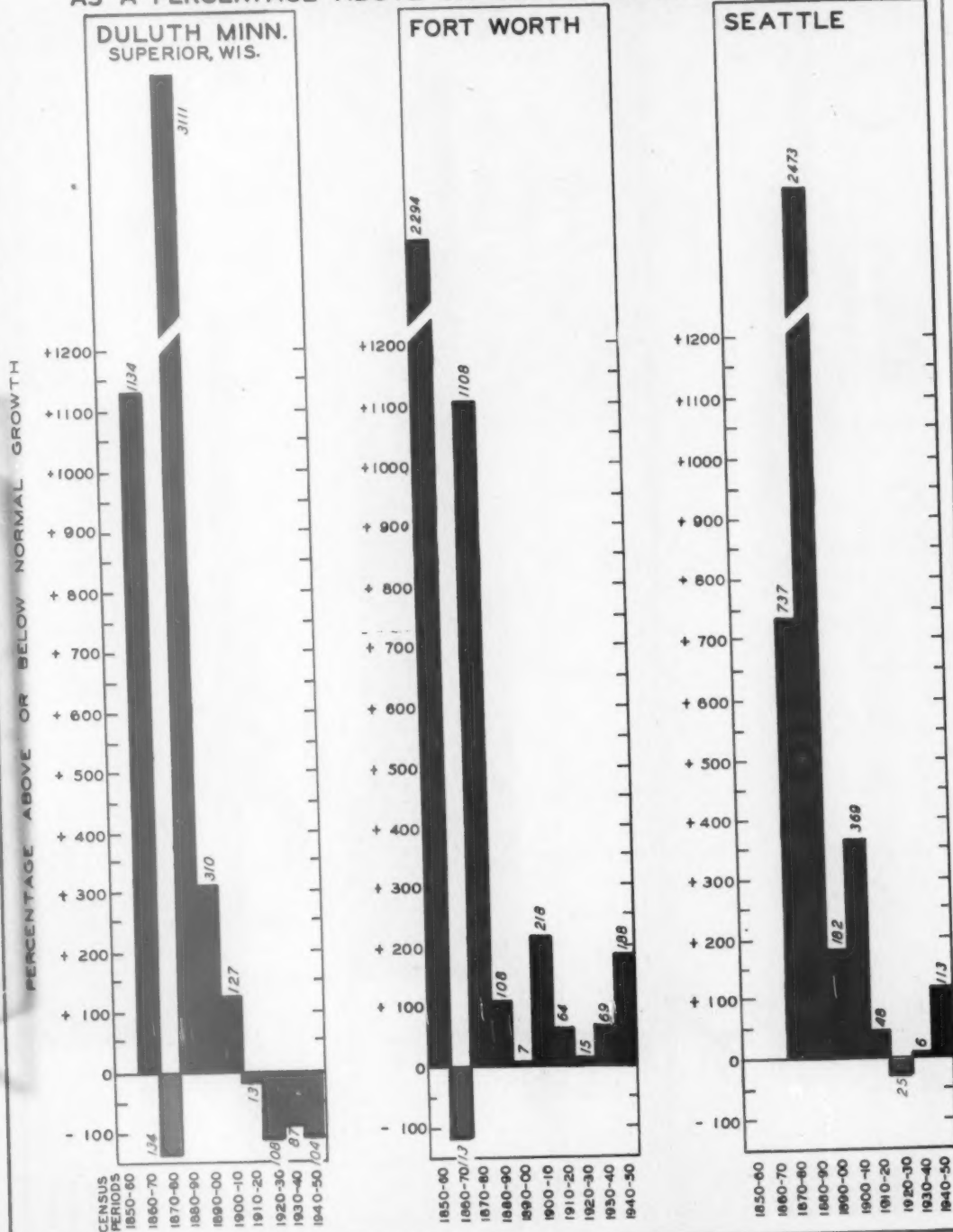
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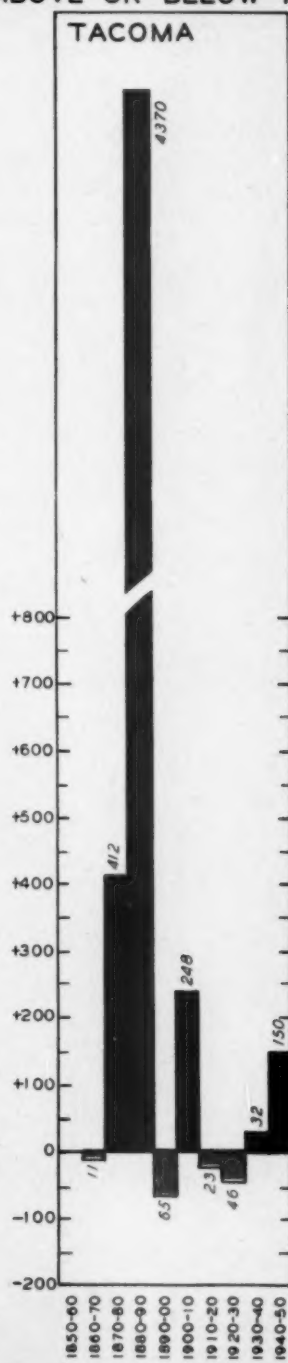
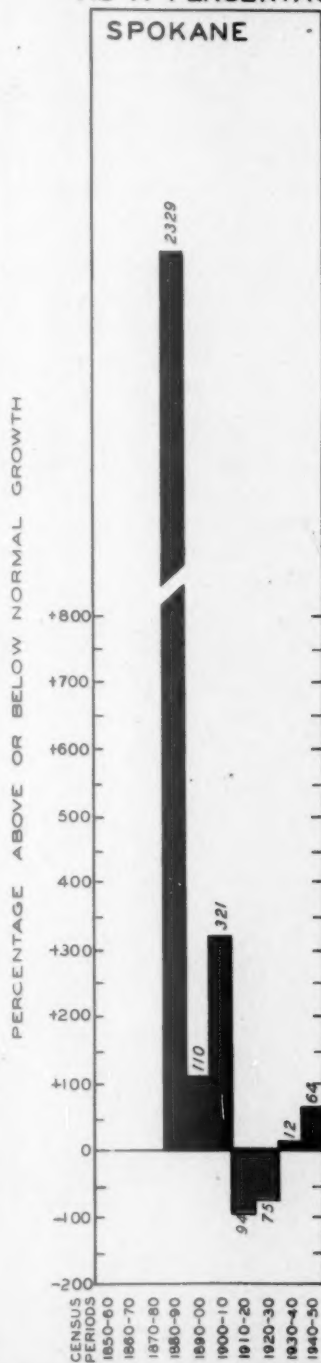
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ONE HUNDRED YEARS OF POPULATION CHANGE

(cont. from page 61)

The tables on pages 62 through 64, in addition to showing 1940-1950 population and percentage of change, show the number of the page upon which the charts of the various areas may be located. This index will do away with the confusion caused by our failure to adhere strictly to an alphabetical grouping of the charts.

The tables simply list the 168 standard metropolitan areas of the United States in alphabetical order. The 1940-1950 population figures are shown as is the percentage of population change since 1940. The number in the second last column indicates the rank by size of each of the metropolitan areas.

There are 23 areas whose population growth has been 100% or more above the average growth. Thirteen of these 23 areas are in either California or Texas, and all but two (Washington and Wichita) are located in the southern or western sections of the country. The five metropolitan areas with the greatest percentage increase over the average in the last 10 years are Sacramento, 356%; San Diego, 314%; Miami, 301%; Phoenix, 273%; and San Bernardino, 259%.

There are 11 areas where the population growth has been below average for the last 100 years. They are Albany, Allentown, Harrisburg, Lancaster, Philadelphia, Reading, Rochester, Syracuse, Utica, Wheeling and York. The charts on these areas are made up of nothing but red bars. It will be noticed that these areas are all located in the northeastern part of the country - mostly in New York and Pennsylvania.